

**CITY OF BROKEN ARROW  
MINUTES OF  
BOARD OF ADJUSTMENT MEETING  
June 14, 2004**

The Board of Adjustment Agenda was posted at 10:00 a.m., June 10, 2004, on the City Hall Bulletin Board, 220 South First Street, Broken Arrow. The Broken Arrow Board of Adjustment met in a regular meeting in the City Council Chambers at City Hall on Monday, June 14, 2004, at 6:00 p.m.

Present: Jack Keeling, Chairman  
Archer Honea, Vice Chairman  
Tim Edmondson, Member  
Rene' L. Ray, Member

Ralph Crotchett, Member

Staff Present: Farhad K. Daroga, City Planner  
Brent Murphy, Assistant City Planner  
Joyce Snider, Admin Ass't  
April Parnell, Assistant City Attorney

1. The Board considered the minutes of regular Board of Adjustment meeting held May 10, 2004.

**Motion** by Archer Honea to approve the minutes of the regular Board of Adjustment meeting held May 10, 2004. The motion was seconded by Tim Edmondson.

Yes: Ray, Edmondson, Honea, Keeling

No: None

**Motion approved.**

4. The Board considered BOA 639, request for a variance to waive the sight triangle requirement, Article VIII, Section 11 (Ordinance No. 1560), northeast corner of Main Street and Fort Worth Street, 407 South Main Street, Additive Systems, Inc. (Applicant). This item was continued from the meeting of May 10, 2004. Jack Keeling said the applicant has requested this item be continued to the July 12<sup>th</sup> meeting. Brent Murphy said they have located the sight triangle at the location in question, should members of the Board wish to look at the site. Archer Honea asked if those lines accurate. Brent Murphy said he couldn't verify that, though they look close to the lines on the map.

Tim Edmondson said the Board had asked for a scaled drawing of the layout and the applicant has to provide one for the building. He said it would be appropriate to notify them of that before the next hearing. Rene' Ray said it should be correct and official.

**Motion** by Archer Honea to continue BOA 639 to the next Board meeting. The motion was seconded by Rene' Ray. Brent Murphy asked if that included the request to the applicant for a scaled drawing of the location in question and was answered in the affirmative.

Yes: Ray, Edmondson, Honea, Keeling

No: None

**Motion approved**

5. The Commission considered BOA 641, request for a variance to reduce the rear building line setback at 415 West Broadway Avenue from 20 feet to 2 feet, Charles Sanders (Applicant). Brent Murphy presented the background, saying the property is presently vacant; the City Council approved rezoning on this property from R-3 to O-1P in April 2004. He said the property is platted and said Staff recommends approval as presented in the report.

Jack Keeling asked what is across the alley south from this property. Brent Murphy said it is a single family residence. Jack Keeling asked if the alley goes through to the next street. Brent Murphy said it goes through from east to west and is paved with gravel; it is not a high travel area. He said the property to the east has a garage/storage building and a parking lot. Discussion followed regarding various features of the property and the process involved in obtaining a building permit for this project.

Charles Sanders, 11399 South 193<sup>rd</sup> East Avenue, said he plans to build an office building to house his construction business, Sanders Homes, Inc. He said he plans to park his two-ton truck in the garage, but nothing will be warehoused there. Discussion followed. There were no protestants.

Archer Honea said he is concerned about putting this building so close to residential dwellings, but if the property owners were notified and they are not present, they must not care. There was discussion about property ownership and land uses to the south.

**Motion** by Archer Honea to approve BOA 641. The motion was seconded by Rene' Ray.

Yes: Ray, Edmondson, Honea, Keeling

No: None

**Motion approved**

6. The Board considered BOA 642, request for a variance to reduce the front building line setback at 3112 West Quincy Street from 25 feet to 22 feet, Jennifer A. Jordan (Applicant/Owner). Brent Murphy presented the background, saying the southwest corner of the structure extends 2.3 feet over the building line setback. He said the owner wishes to sell the property and needs a variance to permit the sale. He said Staff recommends approval subject to the variance being only for the existing structure, with any future expansion or changes to conform to the Zoning Ordinance.

Russell Peterson, 107 West Commercial, Broken Arrow, representing the applicant, said he had nothing to add, that they had no objection to the Staff condition. There were about two others present. There were no protestants present.

**Motion** by Archer Honea to approve BOA 642, subject to the variance being only for the existing structure and that any future expansion will meet the setback requirements of the existing ordinance. The motion was seconded by Tim Edmondson.

Yes: Ray, Edmondson, Honea, Keeling

No: None

**Motion approved**

7. **REMARKS, INQUIRIES AND COMMENTS BY BOARD MEMBERS AND STAFF (NO ACTION)**

None.

8. **Motion** at 6:19 p.m. by Tim Edmondson to adjourn. The motion was seconded by Rene' Ray.  
Yes: Ray, Edmondson, Honea Keeling  
No: None  
**Motion approved.**